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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Duncombe Gardens

Grimsby
DN32 7SQ

Offers in the Region Of
£94,950

IDEAL FIRST TIME PURCHASE - SPACIOUS - IDEAL TO LOCAL AMENITIES -
An opportunity to purchase a spacious this ideal property for a young family or buy to let investor. With a huge conservatory this property offers great family space. Positioned nearby to many local amenities and schools. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen and conservatory. To the first floor there are three bedrooms and the bathroom. Externally there are gardens to the front and rear with parking. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a welcoming space with laminate flooring and access to the under stairs storage. There is also a small built in cupboard.

Kitchen

13' 4" x 8' 10" (4.07m x 2.69m)

The kitchen has a window to the front elevation, a tiled floor and a range of fitted units with a one and a half sink and drainer and plumbing for a washing machine.

Dining Room

9' 9" x 8' 0" (2.98m x 2.44m)

The dining room has French doors to the conservatory, a radiator and a carpeted floor.

Lounge

11' 4" x 10' 2" (3.45m x 3.10m)

The lounge has French doors to the conservatory, a radiator and a carpeted floor.

Conservatory

16' 5" x 15' 3" (5.00m x 4.66m)

A huge conservatory with tri aspect windows, French doors to the rear elevation, two radiators and laminate flooring.

First Floor Landing

The first floor landing has a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom One

14' 7" x 8' 8" (4.44m x 2.64m)

Bedroom one has a window to the rear elevation and laminate flooring.

Bedroom Two

11' 5" x 9' 7" (3.49m x 2.91m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring.

Bedroom Three

5' 8" x 9' 5" (1.72m x 2.86m)

Bedroom three has a window to the front elevation and laminate flooring.

Bathroom

5' 6" x 8' 6" (1.68m x 2.60m)

The bathroom has two opaque windows to the front elevation, fully tiled walls, a tiled floor and a modern suite with a WC, basin and a corner bath.

Outside

The front is enclosed by a brick wall with a path to the front door and a lawn. The rear garden is low maintenance and ideal for alfresco dining with perimeter fencing and gates which open to reveal parking with a rear driveway. There is also communal parking a short walk from the front of the property.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

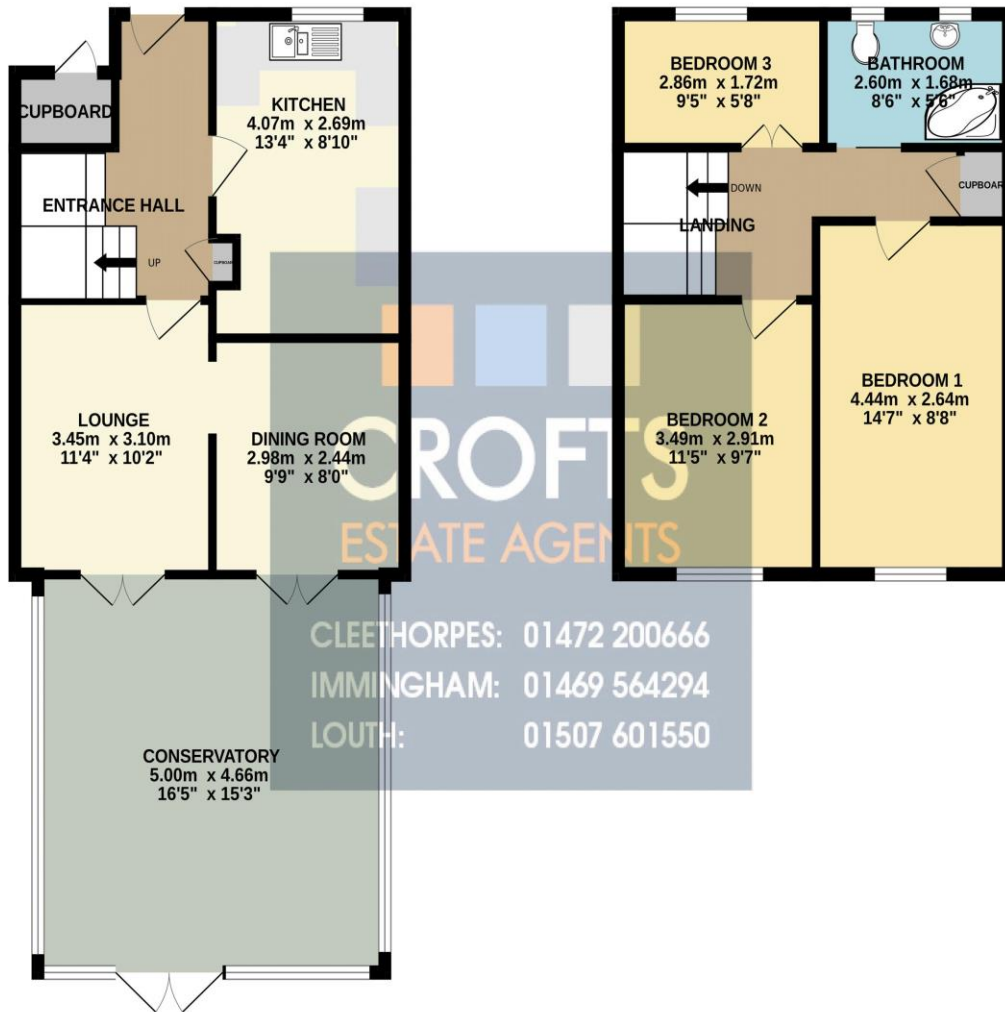
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
61.7 sq.m. (664 sq.ft.) approx.

1ST FLOOR
38.4 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA : 100.2 sq.m. (1078 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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